

TCP-22-04 (Legislative)

(Transmittal Hearing BCC Land Use Meeting 03-28-2023
Adoption Hearing BCC Land Use Meeting 06-13-2023)

RDL Associates, LLC

Peace River Associates, LLC

Peace River East II, LLC

Post Falls Management Associates, LLC



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

- To amend Future Land Use (FLU) Appendix VI: Developments of Regional Impact by:
 - Removing permitted “Public Marina” land use/developer right; and
 - Increasing the total acreage of “Open Space, Preservation and Recreational Uses” to 169 acres, from the Harborview Development of Regional Impact (DRI)
- Located in Commission District I



Detailed Changes

Harborview

Land Use	Development Right
Residential	3,859 Units
Office	50,000 Square Feet
Commercial	655,000 Square Feet
Hotel Rooms	350 Rooms
Public Marina	260 Wet Boat Slips 192 Dry Storage Boat Slips 20 Single-family boat slips qualifying under Section 403.813, F.S.
Open Space, Preservation and Recreational Uses	436 169 Acres

Notes:

1. In the West Village, the base density in the Coastal High Hazard Area is 398 units; maximum allowed density in the CHHA is 733 units. Any development in excess of 398 units requires a transfer of density from an equivalent Coastal High Hazard Area.
2. Non-residential land uses approved by the Development Order may be increased in one land use category and concurrently reduced in another land use category, if a Land Use Equivalency Matrix is adopted as part of the Harborview DRI Development Order.